

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 4/2/2013	(3) CONTACT/PHONE Terry Wahler, Senior Planner/781-5621	
(4) SUBJECT Submittal of a resolution approving a new land conservation contract for Willow Creek Newco, LLC; pursuant to the California Land Conservation Act of 1965. District 1			
(5) RECOMMENDED ACTION Adopt and instruct the chairperson to sign the resolution approving a land conservation contract.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)  N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A    Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW  Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) District 1			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

VIA: Nancy Orton, Division Manager, Planning Division

DATE: 4/2/2013

SUBJECT: Submittal of a resolution approving a new land conservation contract for Willow Creek Newco, LLC; pursuant to the California Land Conservation Act of 1965. District 1

## **RECOMMENDATION**

Adopt and instruct the chairperson to sign the resolution approving a land conservation contract.

## **DISCUSSION**

The following is a brief description of the applicant's request for a new land conservation contract.

FILE NUMBER AGP2012-00004 - Proposal by Willow Creek Newco, LLC to rescind an existing contract and enter into a new contract to reflect revised property boundaries from a lot line adjustment. The property consists of approximately 131 acres located within the Agriculture land use category, at 8530 Vineyard Drive approximately 7 miles northwest of Templeton. The site is in the Rural Adelaida planning area. Assessor Parcel Nos.: 014-331-071 and 014-101-004 (PTN).

The request is for a new standard form land conservation contract within a recently amended agricultural preserve. The signed standard form contract has been attached for reference.

## **OTHER AGENCY INVOLVEMENT**

The agricultural preserve associated with this contract was amended by your Board in the fall of 2012 and was reviewed by both the Agricultural Preserve Review Committee and the Planning Commission earlier this year and recommended for approval. The Agricultural Preserve Review Committee includes representatives from the Agricultural Liaison Committee, the Assessor's Office, the Agriculture Department, the Department of Planning and Building and the Farm Advisor's office. County Counsel reviewed and approved the resolution and contract as to form and legal effect.

## **FINANCIAL CONSIDERATIONS**

Approval of land conservation contracts usually results in a significant reduction in county tax revenues received from the affected properties. Revenue losses have been in past years only partly compensated by state subventions but no subventions have been received since 2008/2009.

However, the overall tax impacts should be considered on a program-wide basis rather than on an individual application basis.

The Assessor's Office evaluated the property with respect to potential property tax reduction. Since the new contract is simply replacing an existing contract and the increase in acreage from the lot line adjustment is only 1,944 square feet, the Assessor's staff concluded that there would be no change in assessment values for the property being considered today.

## **RESULTS**

The approval and recording of the land conservation contract will keep the subject property in agricultural and compatible uses for an initial term of 20 years and upon reaching ten years, maintain a ten year term thereafter.

## **ATTACHMENTS**

Attachment A - Resolution

Attachment B - Contract & Exhibit with Vicinity Map